

**A RESOLUTION APPROVING A MINOR MODIFICATION OF THE
CONDITIONAL USE PERMIT FOR 300 EAST MAIN STREET TO ALLOW
MINOR BUILDING ADDITIONS
Draft Resolution No. 76/2010-11**

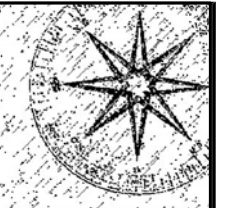
WHEREAS, the Town of Carrboro approved a Conditional Use Permit on October 23, 1984 for a commercial center located at 300 East Main Street (Combination Use); and

WHEREAS, the currently proposed changes to the center constitute a Minor Modification to the CUP per the applicable language from the Town of Carrboro Land Use Ordinance; and

WHEREAS, the Board of Aldermen finds that the applicant has satisfied the requirements related to Minor Modifications contained in the Land Use Ordinance, subject to the conditions included below.

NOW, THEREFORE BE IT RESOLVED that the Carrboro Board of Aldermen hereby approve the Minor Modification to Conditional Use Permit for 300 East Main Street with the following three (3) conditions:

- 1) That staff and the applicant work together, if necessary, to modify the existing lease arrangement for the Roberson Street and Main Street parking lot to reflect that it is permissible for both the public and patrons of 300 E Main to use the lot.
- 2) That the Board of Aldermen hereby approves of a parking reduction of five (5) spaces as related to the proposed new building additions. This request is granted based on expected complementary shared use of spaces as daytime businesses close before nighttime businesses open.
- 3) That the applicant must adhere to the capacity and location requirements for recycling facilities, from Orange County Solid Waste, as associated with the additional square footage prior to issuance a Certificate of Occupancy for the building additions.



JIM SPENCER ARCHITECTS

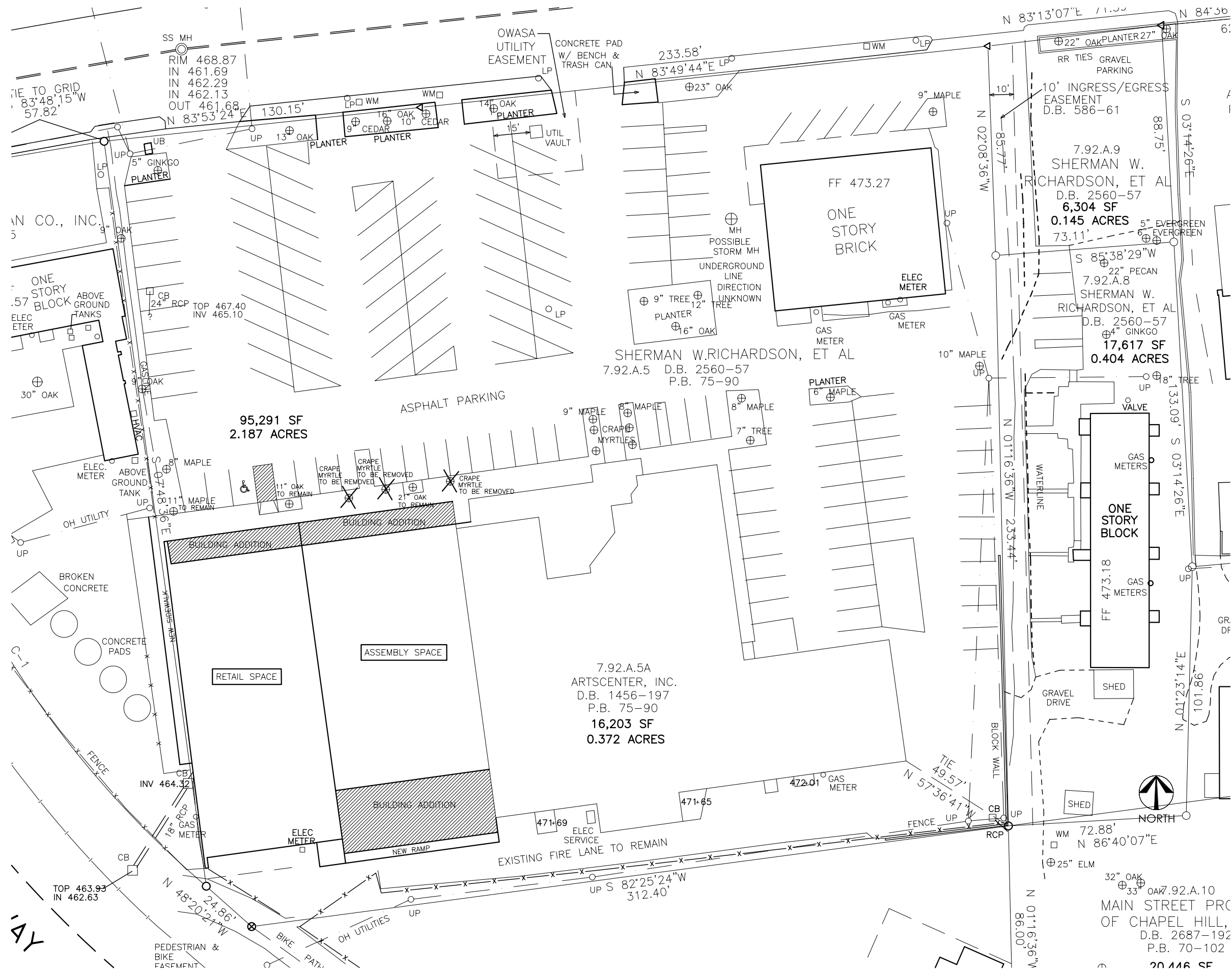
304-C EAST MAIN ST.
P.O. BOX 385
CARRBORO, NC 27510

tel 919.960.6680
fax 919.960.6682
jspencerjso@bellsouth.net

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY HAVE BEEN PREPARED FOR A SPECIFIC PROJECT AND SHALL NOT BE USED IN CONJUNCTION WITH ANY OTHER PROJECT WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT.

© 2011 JIM SPENCER ARCHITECTS

300 East Main Street
Carrboro, NC 27510



1 Site Plan
S01 1" = 20'

Job Number:

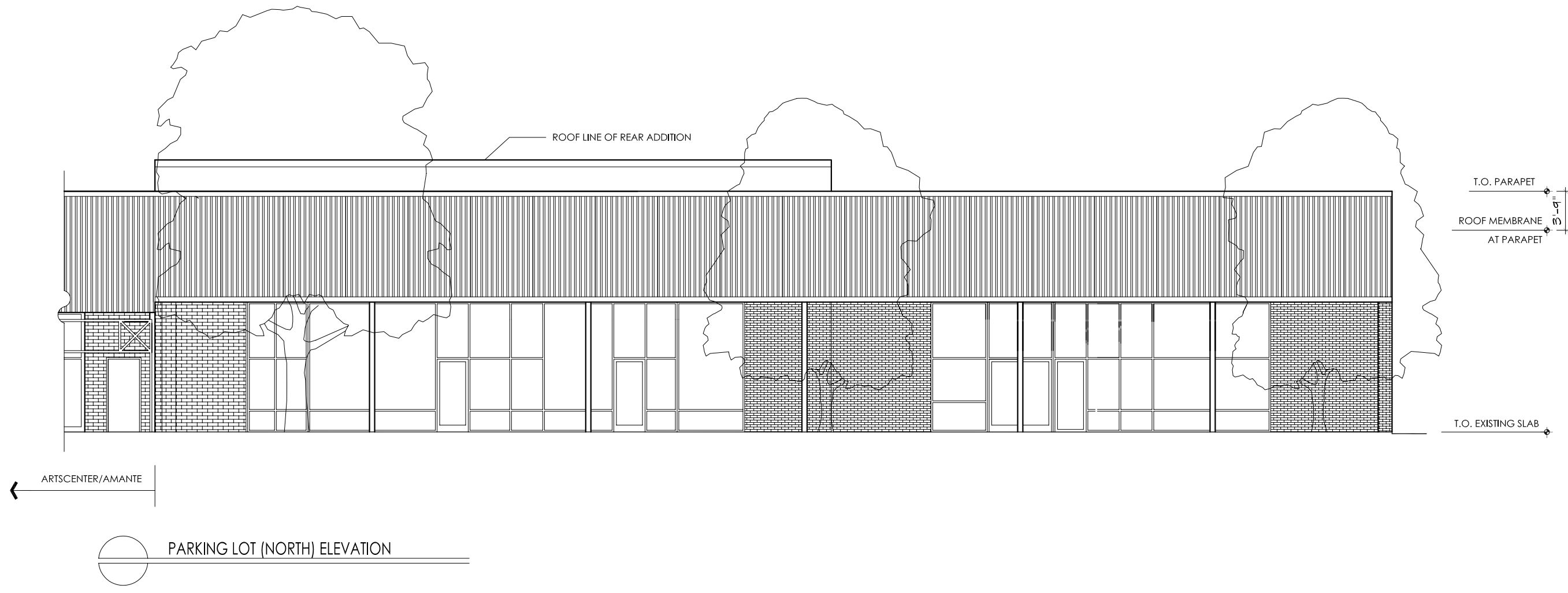
Drawn by: Jsa
Checked by: Jsa
Date: 02-18-11

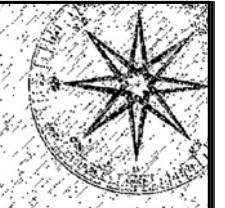
Sheet Title:

Site Plan

Sheet Number:

S01





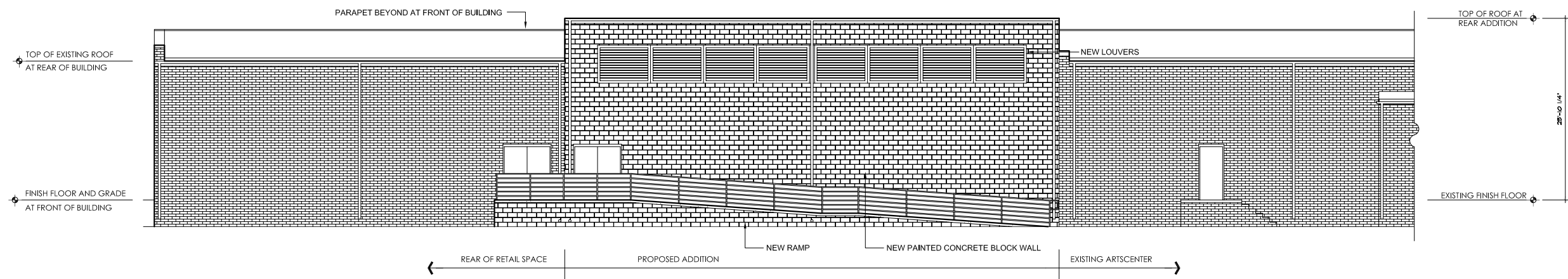
JIM SPENCER ARCHITECTS

304-C EAST MAIN ST.
P.O. BOX 385
CARRBORO, NC 27510

tel 919.960.6680
fax 919.960.6682
jspencerjpa@bellsouth.net

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY HAVE BEEN PREPARED FOR A SPECIFIC PROJECT AND SHALL NOT BE USED IN CONJUNCTION WITH ANY OTHER PROJECT WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT.
© 2011 JIM SPENCER ARCHITECTS

300 East Main Street
Carrboro, NC 27510



PROPOSED REAR ELEVATION

Job Number:	
Drawn by	
Checked by	jsa
Date	02-18-11

Sheet Title:

Sheet Number